

MINUTES OF REGULAR MEETING

August 24, 2015

MONTGOMERY PLANNING AND ZONING COMMISSION

CALL TO ORDER

Chairman Sonya Clover declared a quorum was present, and called the regular meeting to order at 6:00 p.m.

Present: Sonya Clover, Harriette Cummings, Nelson Cox and William Simpson

Absent: No members were absent.

Also Present: Jack Yates, City Administrator

VISITOR/CITIZENS FORUM

Any citizen with business not scheduled on the agenda may speak to the Commission. Prior to speaking, each speaker must be recognized by the Chairman. Commission may not discuss or take any action on any item, but may place the issue on a future agenda. The number of speakers along with the time allowed per speaker may be limited.

Mr. Milam Mabry advised that he would speak during the particular item on the agenda.

CONSIDERATION AND POSSIBLE ACTION

1. Discuss/take action regarding July 27, 2015 and August 10, 2015 Minutes.

Harriette Cummings moved to approve the minutes as presented. Nelson Cox seconded the motion, the motion carried unanimously. (4-0)

2. Discuss/take action regarding Subdivision by metes and bounds Reserve "A", Lake Creek Village, Section One.

Mr. Glynn Fleming, Associate Engineer, presented the information to the Commission. Mr. Fleming advised LaFevre is requesting to subdivide Unrestricted Reserve "A" into four lots for development and sale. Mr. Fleming said that according to the City Code of Ordinances, the lots are full size lots, 75 feet wide and 120 feet deep and no additional variances would be required. Mr. Fleming advised that the Code of Ordinances, provides that the Planning and Zoning Commission may allow the conveyance by metes and bounds of one or more portions of previously platted property, without a replat, as long as it meets the requirements. Mr. Fleming said that he had no objection and felt that they should be able to move forward.

After discussion, William Simpson moved to approve the subdivision metes and bounds for the Unrestricted Reserve "A", Lake Creek Village, Section One, as presented. Harriette Cummings seconded the motion, the motion carried unanimously. (4-0)

3. Discuss/take action regarding Paint Permit for 14348 Liberty Street for "Small Town Sugar" building.

Mrs. Tiffany Lockhart, owner of Small Town Sugar, made the presentation to the Commission, requesting permission to change the color of the trim on her turquoise building from brown to white.

After discussion, Nelson Cox moved to accept the request as presented. William Simpson seconded the motion, the motion carried unanimously. (4-0)

4. Discuss/take action regarding Sign Permits for 14348 Liberty Street for "Small Town Sugar" building.

Mrs. Lockhart presented her sign drawings to the Commission, advising that she was requesting the following signs:

- One (1) - 5' by 5' sign that will be illuminated at night by a spot light;
- Three (3) front signs with brackets for hanging signs stating what the business is and will state: a) Sweet Shops, b) Specialty Gifts, and c) Party Room;
- Rear of the building will have a smaller sign (30" by 30") that will match the front signage.

Mrs. Lockhart said that she believed that all the dimensions fell into place with the square footage of the building.

Nelson Cox said that the only concern he had was the measurement of the height of the three front signs from the sidewalk to the bottom of the signs on the post. Mrs. Lockhart said that she did not document those measurements. Mrs. Lockhart said that JK Graphics came out and measured for the signs, and they had to go with the smaller brackets so the signs would clear any cars that would park under the signs and would not be an obstruction. Nelson Cox said that his concern was whether anybody would be in danger of walking into one of the signs. Mrs. Lockhart advised that they would not because they used the smaller brackets to raise the sign.

Mr. Yates asked whether there was a 10 foot clearance from the bottom of the sign to the sidewalk. Mrs. Lockhart advised that she could not state the exact dimensions. Mrs. Lockhart stated that the signs are attached up by the joists and the roof line, so they would clear anyone walking. Mrs. Lockhart stated that the signs would be mounted flat against the posts, so when someone is driving down 149 they are visible from both sides.

Sonya Clover said that she was concerned that the three hanging signs will not be high enough. Sonya Clover said that she had no problem with what Mrs. Lockhart is proposing and will be an addition, but she is worried about the height for handicapped traffic and cars parking. Sonya Clover advised that the height clearance of the sign needed to be a minimum of 80" from the sidewalk to the bottom of the sign, so that no one will hit their head.

Mr. Yates advised that staff will be required to inspect the signs to make sure that they meet the required height and comply with all City requirements.

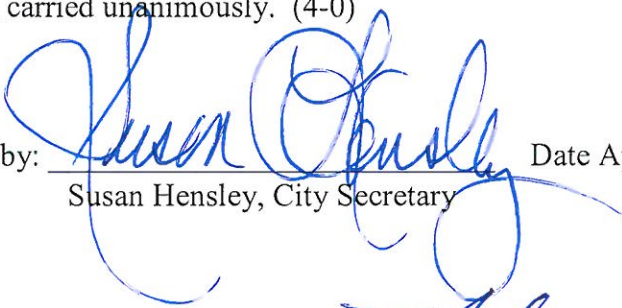
Nelson Cox moved to approve the sign permit for 14348 Liberty Street for the "Small Town Sugar" building contingent that it meets the guidelines that they have discussed, that the hanging signs are a minimum of 80" inches from the bottom of the sign to the sidewalk and a close inspection would be done by the City Staff. William Simpson seconded the motion, the motion carried unanimously. (4-0)

Sonya Clover announced that she would be tendering her resignation from the Planning and Zoning Commission. Sonya Clover said that she had been on the Commission for a long time and has loved it. Sonya Clover said that it has also been a real learning experience, and now it is time to let someone else to serve on the Commission. Sonya Clover gave Mr. Yates a letter of resignation and asked that he provide City Council with a copy.


ADJOURNMENT

William Simpson moved to adjourn the meeting at 6:30 p.m. Nelson Cox seconded the motion, the motion carried unanimously. (4-0)

Submitted by:


Susan Hensley, City Secretary

Date Approved: 09/28/15


Interim Chairman Nelson Cox

